

CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

Applicant: Ana Monsalvo, 3D Houzz Design for Gustavo Guzman, G&G Development, LLC, owner

Property: 613 Arlington Street, Lot 10, Block 279, Houston Heights Subdivision. The property includes a historic 1,232 square foot one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Bungalow residence, constructed circa 1920, located in the Houston Heights Historic District South.

Proposal: Alteration – Construct a 2,834 square foot two-story addition and attached 508 square foot two-car alley loading garage at the rear of the original structure.

- Non-original rear addition will be removed
- Addition will be a maximum of 42' wide, 90' deep, and 29' tall
- All non-original aluminum windows will be replaced with wood double hung windows
- Addition will begin at the original rear wall and will be inset at the connection point to preserve and delineate the historic footprint of the structure
- Non-original porch will be reconstructed to a more appropriate configuration and appearance

See enclosed application materials and detailed project description on p. 4-23 for further details.

Public Comment: One opposed. See Attachment A, p. 24.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: July 22, 2015



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

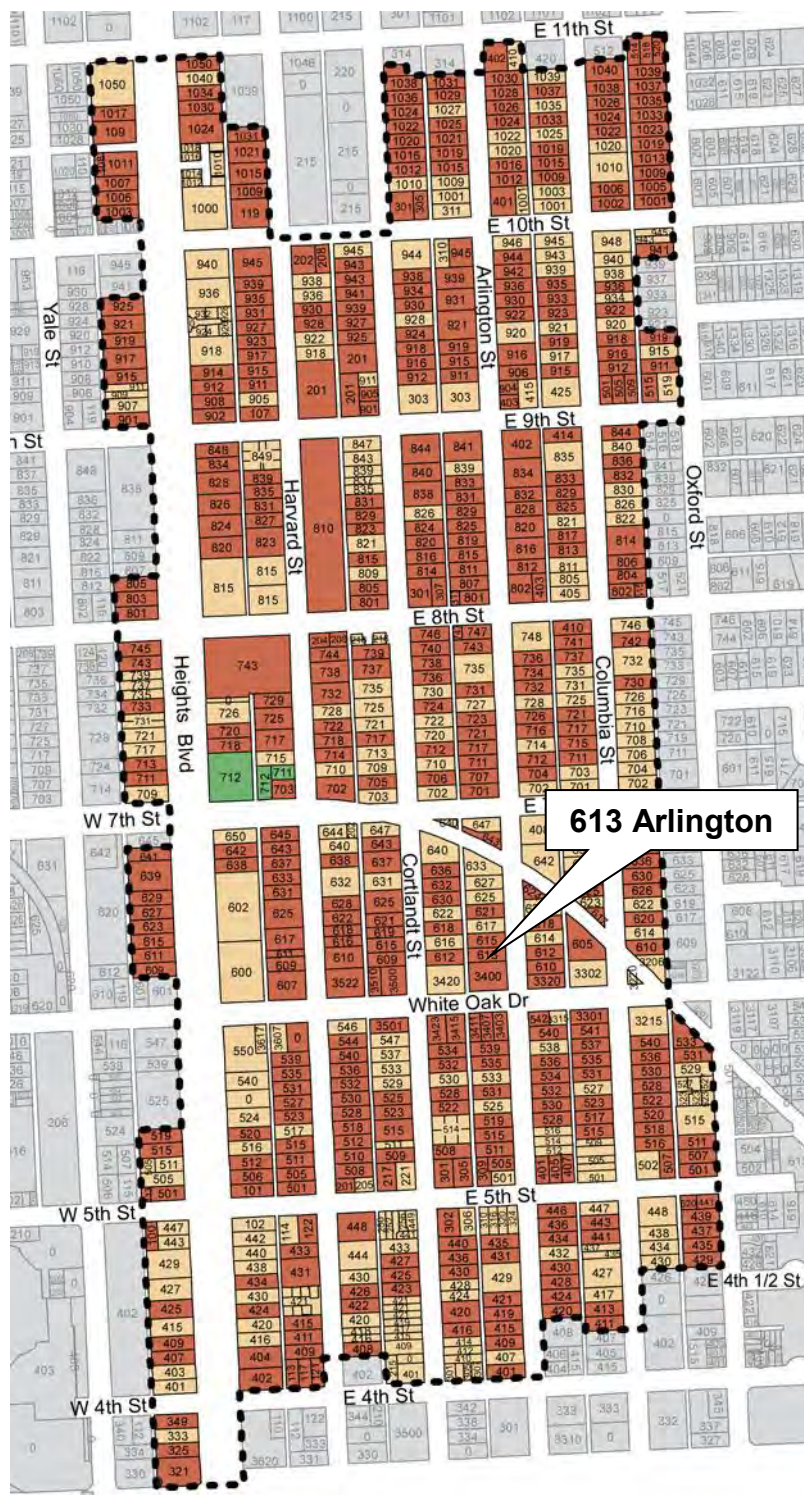
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA S - satisfies D - does not satisfy NA - not applicable

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
(6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
(7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
(8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
(9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
(10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
(11) The proposed activity will comply with any applicable deed restrictions.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



NEIGHBORING PROPERTIES



3400 White Oak Dr – Contributing – year (neighbor)



615 Arlington St – Contributing – year (neighbor)



614 Arlington St – Noncontributing – year (across street)



612 Arlington St – Contributing – year (across street)



610 Arlington St – Contributing – year (across street)



3320 White Oak Dr – Contributing – year (across street)

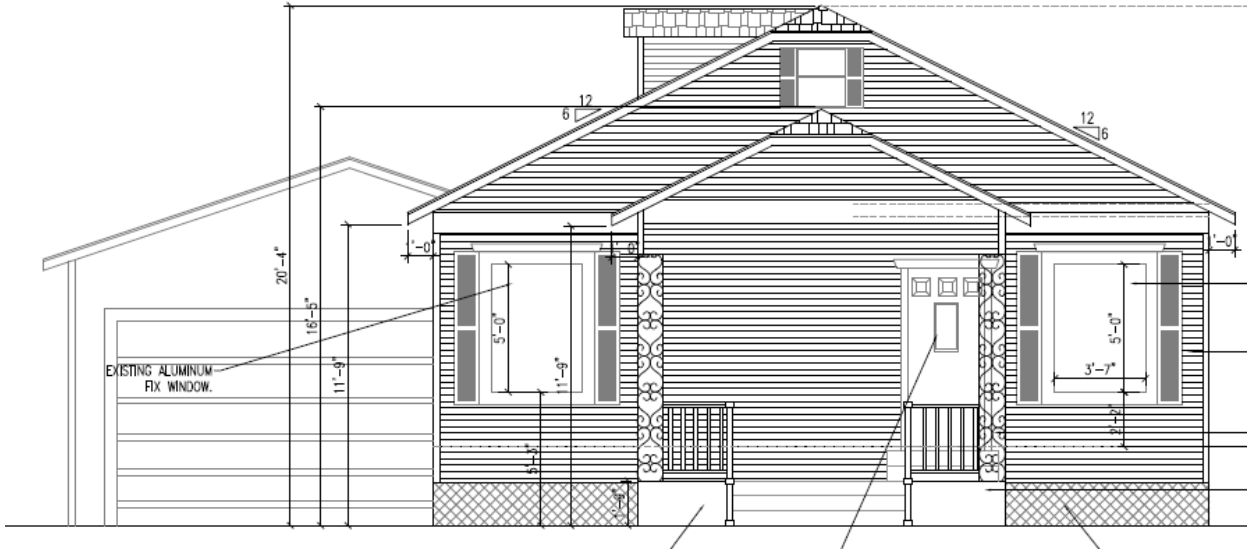
3D RENDERING – FRONT FACING ARLINGTON STREET

PROPOSED

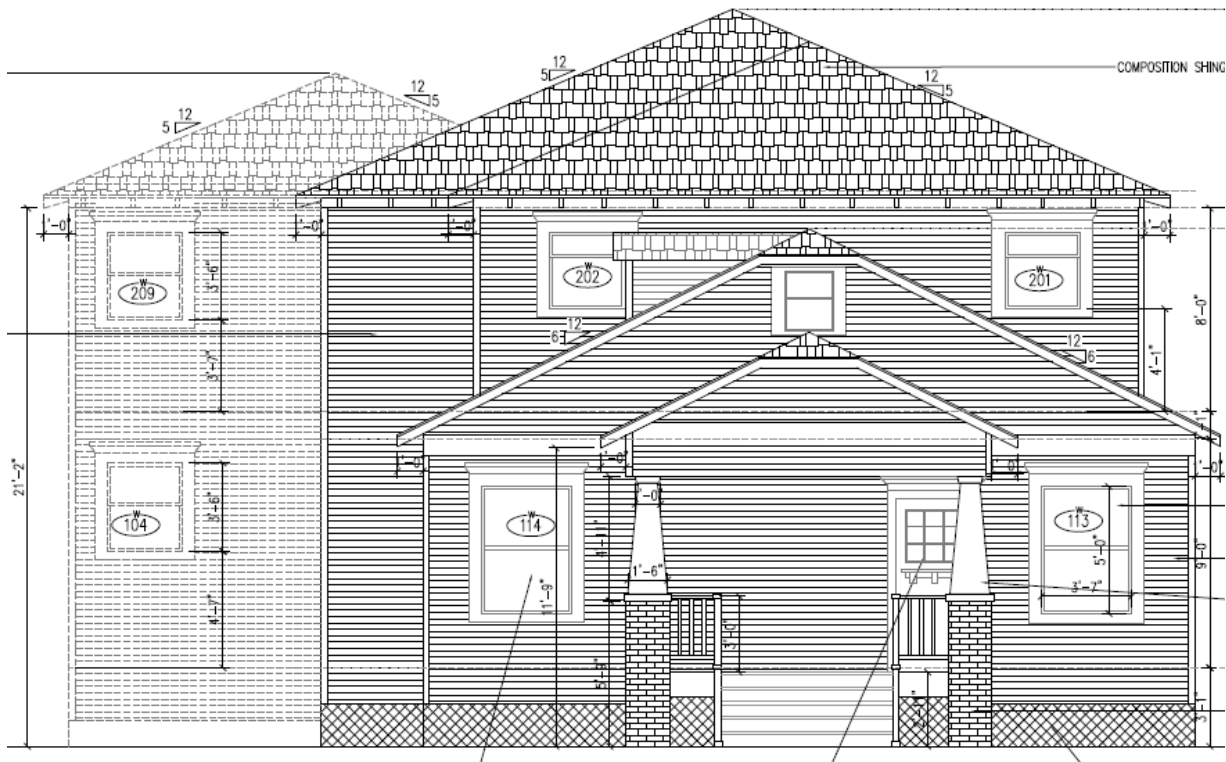


EAST ELEVATION – FRONT FACING ARLINGTON STREET

EXISTING

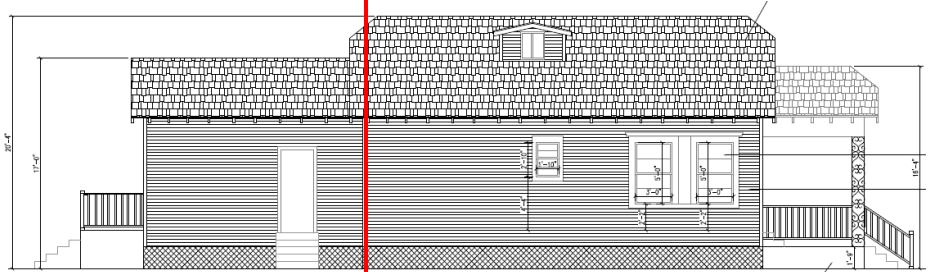


PROPOSED

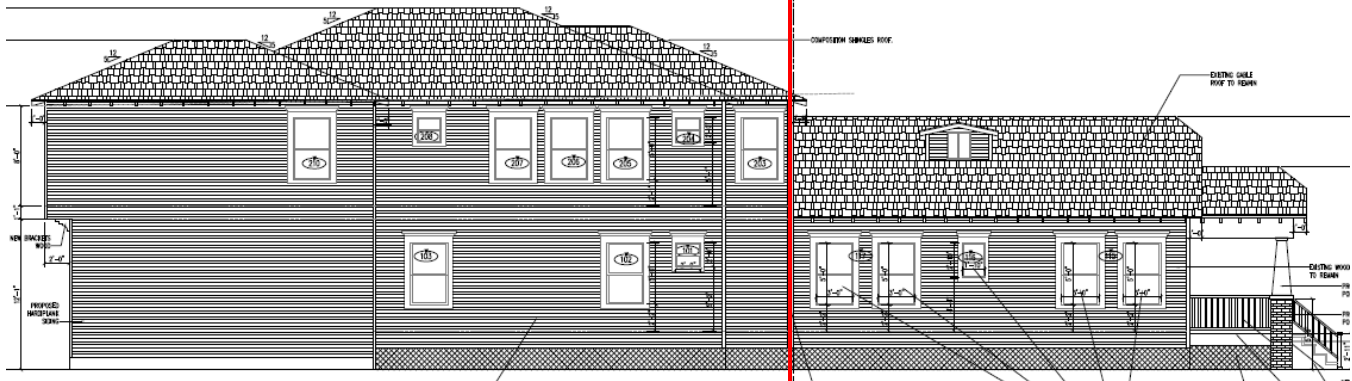


SOUTH SIDE ELEVATION

EXISTING



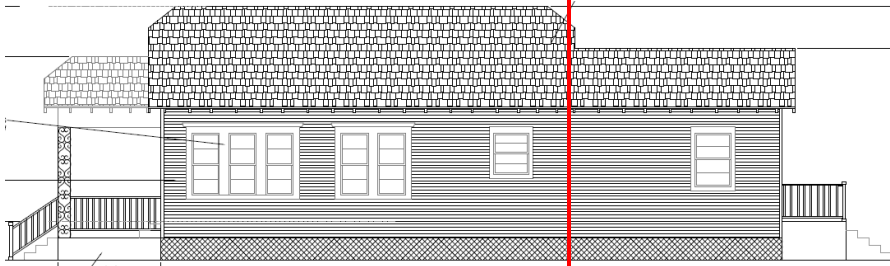
PROPOSED



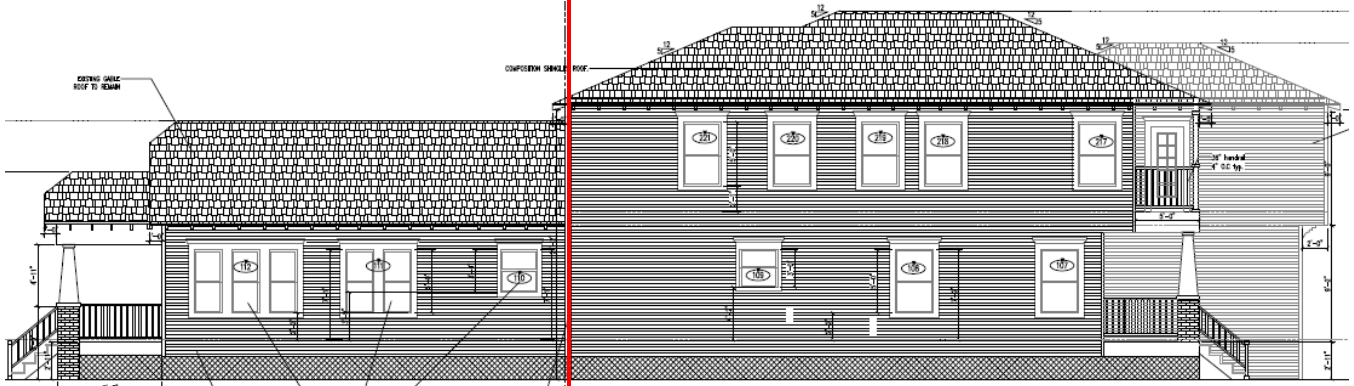
Proposed Existing

NORTH SIDE ELEVATION

EXISTING



PROPOSED



Existing Proposed

WEST (REAR) ELEVATION

EXISTING



PROPOSED

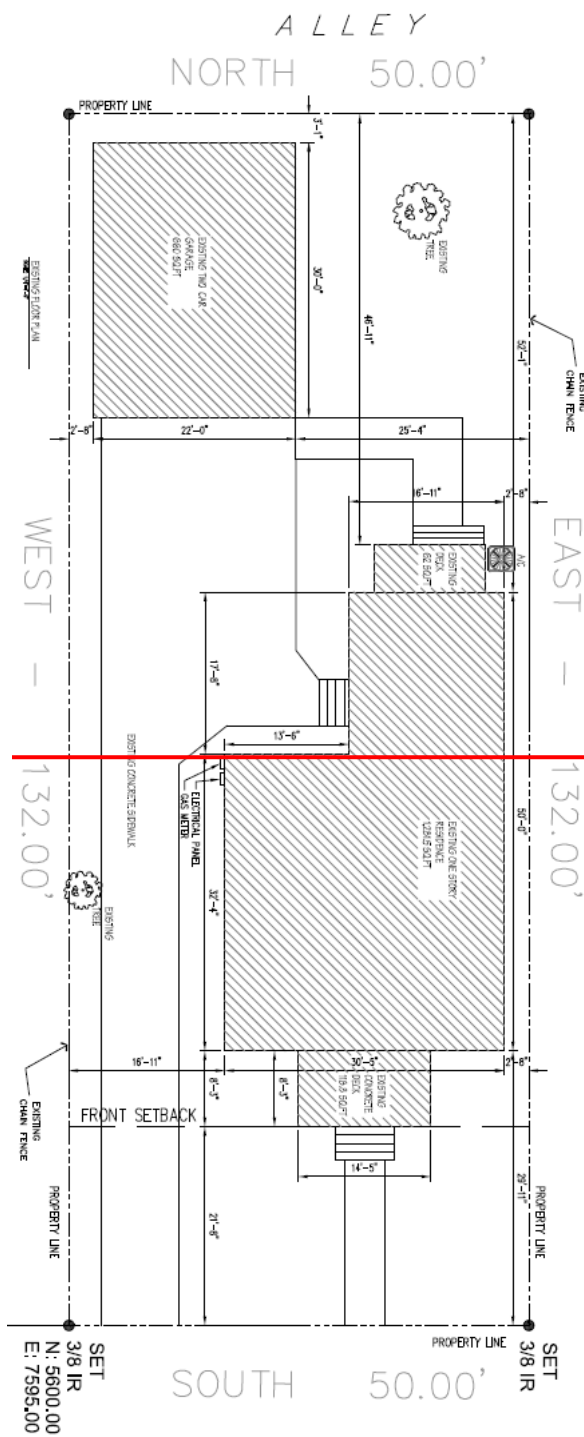


SITE PLAN

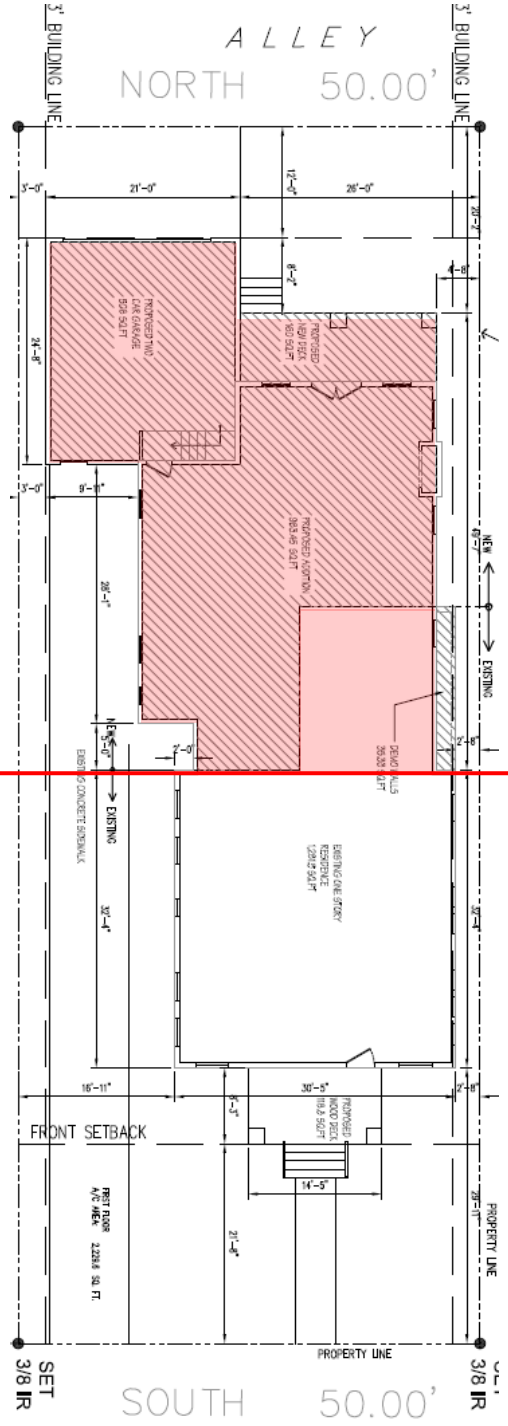


EXISTING

PROPOSED



Proposed
Original



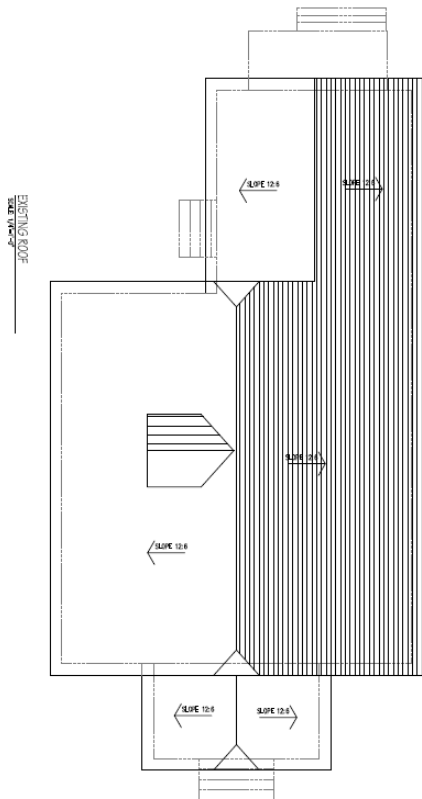
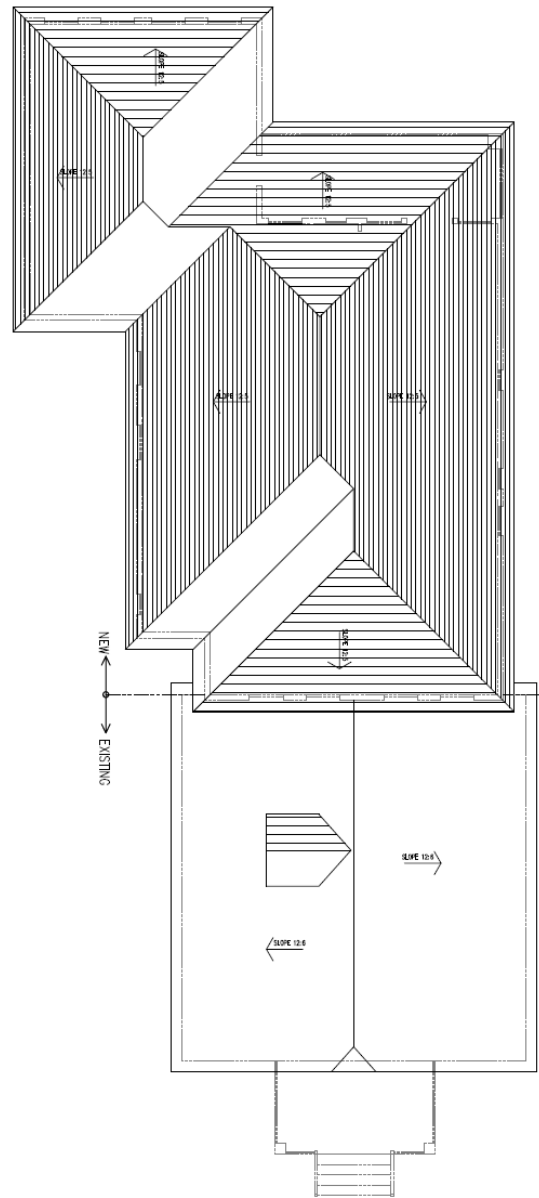
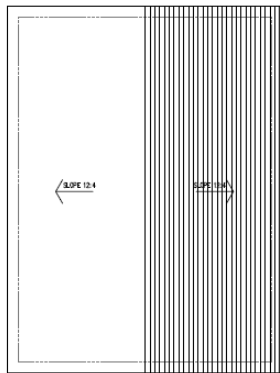


ARLINGTON STREET
(70' R.O.W.)

ROOF PLAN

EXISTING

PROPOSED

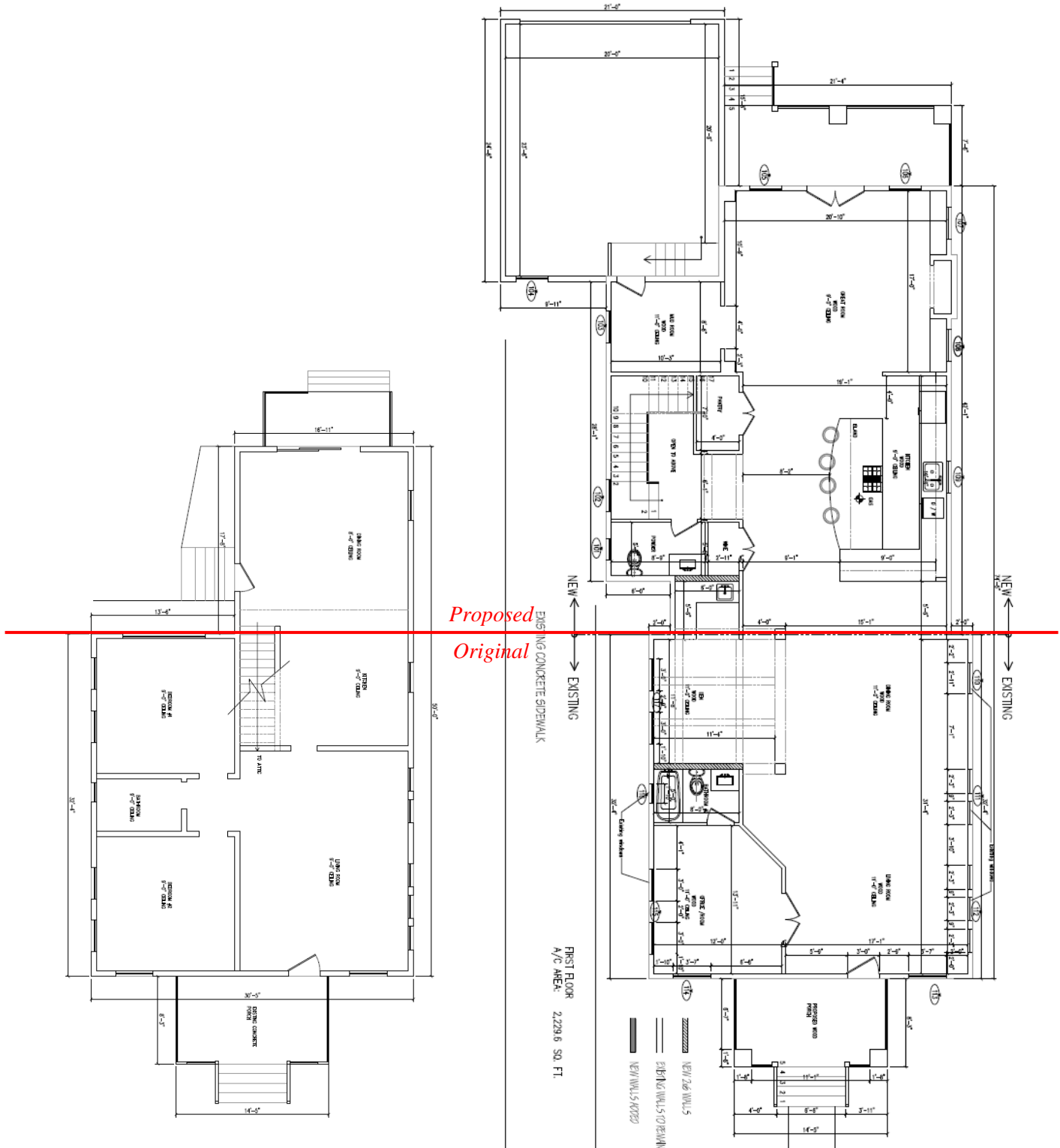


FIRST FLOOR PLAN



EXISTING

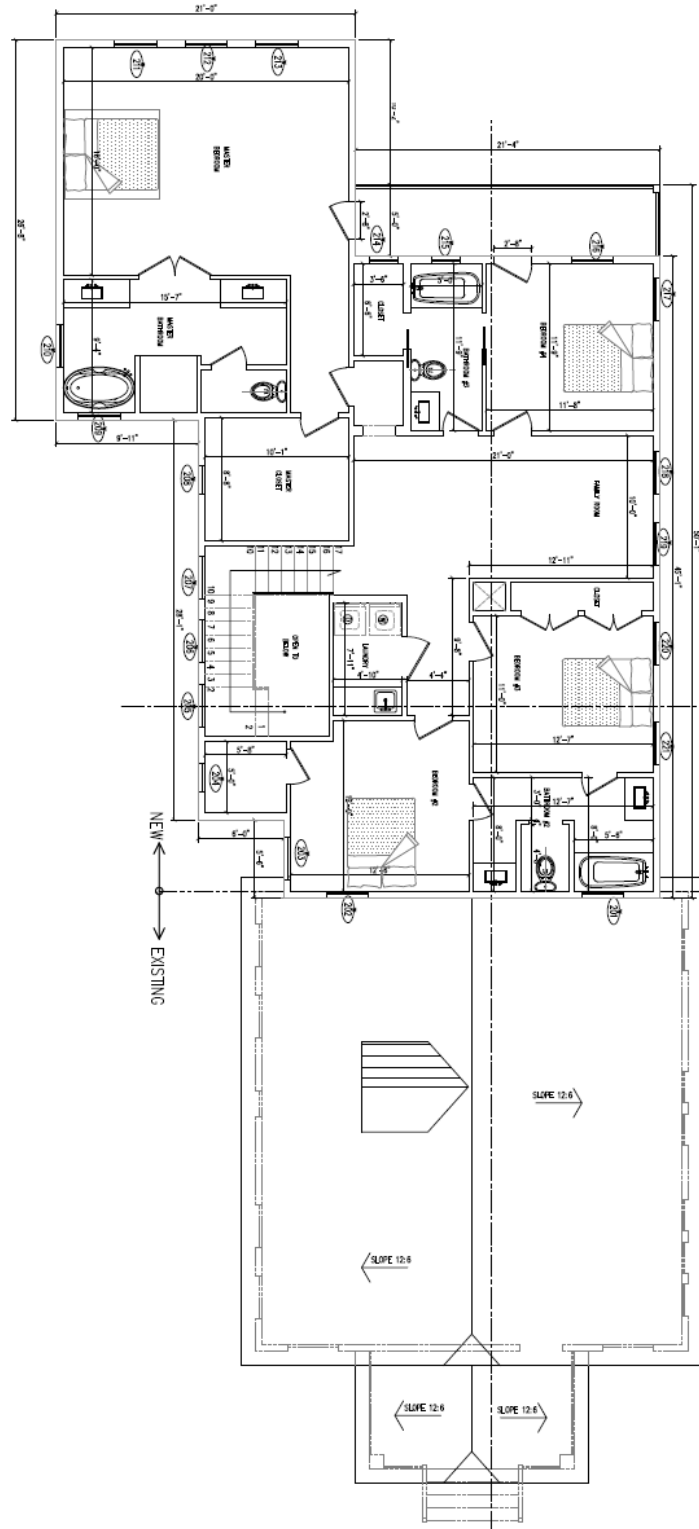
PROPOSED



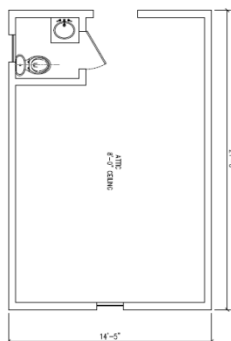


SECOND FLOOR PLAN

PROPOSED



**EXISTING
(ATTIC SPACE)**



WINDOW / DOOR SCHEDULE

FIRST FLOOR

**WINDOW SCHEDULE TO BE
INSTALLED IN THE ORIGINAL HOUSE**

OPEN DIMENSIONS ONLY
FIRST FLOOR

W NO.	WIDTH/HIEGHT	TYPE/ MATERIAL	ROOM
110	2'-11"x3'-4"	SINGLE HUNG/ WOOD CASING	DINING ROOM
111	2x2'-3"x5'-0"	SINGLE HUNG/ WOOD CASING	DINING / LIVING ROOM
112	3x2'-3"x5'-0"	SINGLE HUNG/ WOOD CASING	LIVING ROOM
113 114	3'-7"x5'-0"	SINGLE HUNG/ WOOD CASING	LIVING ROOM OFFICE
115 117	2x3'-0"x5'-0"	SINGLE HUNG/ WOOD CASING	OFFICE DEN ROOM
116	1'-10"x2'-10"	SINGLE HUNG/ WOOD CASING	BATHROOM #2

WINDOW SCHEDULE NEW ADDITION

OPEN DIMENSIONS ONLY
FIRST FLOOR

W NO.	WIDTH/HIEGHT	TYPE/ MATERIAL	ROOM
101	2'-0"x2'-0"	SINGLE HUNG/ WOOD CASING	POWDER
102 103			STAIRS MUD ROOM
105 106 107 108	3'-0"x5'-0"	SINGLE HUNG/ WOOD CASING	GREAT ROOM GREAT ROOM GREAT ROOM
104	3'-0"x3'-6"	SINGLE HUNG/ WOOD CASING	GARAGE
109	3'-0"x3'-0"	SINGLE HUNG/ WOOD CASING	KITCHEN

SEOND FLOOR

WINDOW SCHEDULE NEW ADDITION

OPEN DIMENSIONS ONLY
FIRST FLOOR

W NO.	WIDTH/HIEGHT	TYPE/ MATERIAL	ROOM
201 202	3'-0"x3'-0"	SINGLE HUNG/ WOOD CASING	BATHROOM #2 BEDROOM #2
203 205 206 207 210 211 212 213 216 217 218 219 220 221	3'-0"x5'-0"	SINGLE HUNG/ WOOD CASING	BEDROOM #2 STAIRS STAIRS STAIRS MASTER BATHROOM MASTER BEDROOM MASTER BEDROOM MASTER BEDROOM BEDROOM #4 BEDROOM #4 FAMILY ROOM FAMILY ROOM BEDROOM #3 BEDROOM #3
204 208 214 215	2'-0"x2'-0"	SINGLE HUNG/ WOOD CASING	KITCHEN MASTER CLOSET CLOSET BEDROOM #4 BATHROOM #3
209	3'-0"x3'-6"	SINGLE HUNG/ WOOD CASING	MASTER BATHROOM

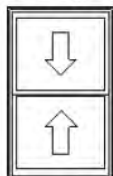
WINDOW / DOOR SCHEDULE



LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line-1

Rough Opening:



Viewed from Exterior. Scale: 1/4" = 1'

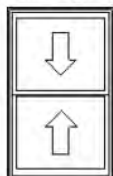
Frame Size :

Tradition Plus Wood Double Hung, Auralast Pine,
Primed Exterior, Compression Jambliner & No Tilt Latches,
Natural Interior,
No Exterior Trim, Standard Sill Nosing, Extended Nosing(Beyond
Frame) 6 Inch,
4 9/16 Jamb,
White Jambliner,
White Hardware,
No Screen,
US National-WDMA/ASTM, PG 25
Insulated Low-E Annealed Glass, Preserve Film, Argon Filled,

PEV 2014.4.1.1193/PDV 6.192 (12/10/14) CW

Line-2

Rough Opening:



Viewed from Exterior. Scale: 1/4" = 1'

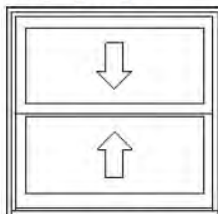
Frame Size :

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Primed Exterior, Compression Jambliner & No Tilt Latches,
Natural Interior,
No Exterior Trim, Standard Sill Nosing, Extended Nosing(Beyond
Frame) 6 Inch,
4 9/16 Jamb,
White Jambliner,
White Hardware,
No Screen,
US National-WDMA/ASTM, PG 25
Insulated Low-E Tempered Glass, Preserve Film, Argon Filled,

PEV 2014.4.1.1193/PDV 6.192 (12/10/14) CW

Line-3

Rough Opening:



Viewed from Exterior. Scale: 1/2" = 1'

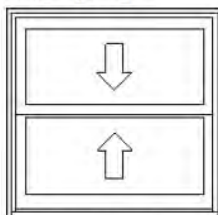
Frame Size :

Tradition Plus Wood Double Hung, Auralast Pine,
Primed Exterior, Compression Jambliner & No Tilt Latches,
Natural Interior,
No Exterior Trim, Standard Sill Nosing, Extended Nosing(Beyond
Frame) 6 Inch,
4 9/16 Jamb,
White Jambliner,
White Hardware,
No Screen,
US National-WDMA/ASTM, PG 25
Insulated Low-E Annealed Glass, Preserve Film, Argon Filled,

PEV 2014.4.1.1193/PDV 6.192 (12/10/14) CW

Line-4

Rough Opening:



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size :

Tradition Plus Wood Double Hung, Auralast Pine,
Primed Exterior, Compression Jambliner & No Tilt Latches,
Natural Interior,
No Exterior Trim, Standard Sill Nosing, Extended Nosing(Beyond
Frame) 6 Inch,
4 9/16 Jamb,
White Jambliner,
White Hardware,
No Screen,
US National-WDMA/ASTM, PG 25
Insulated Low-E Obscure Annealed Glass, Preserve Film, Argon Filled,

PEV 2014.4.1.1193/PDV 6.192 (12/10/14) CW

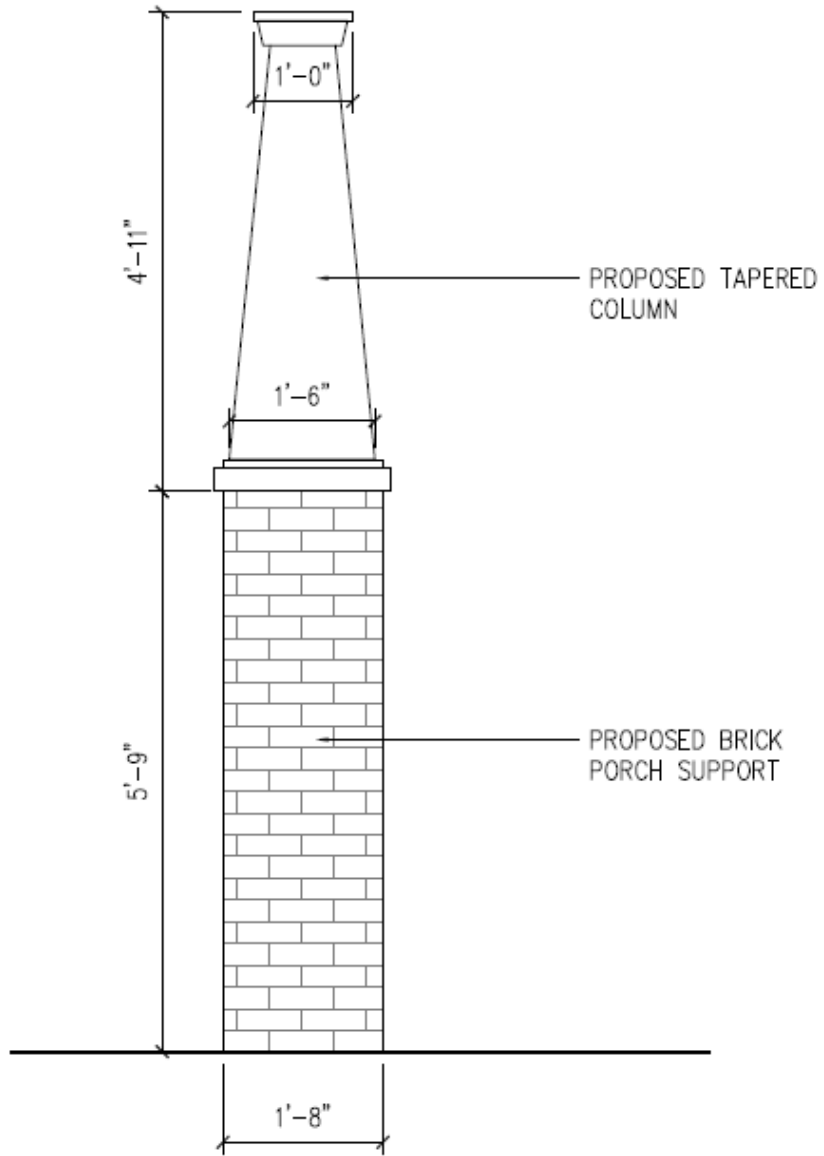
DOOR DETAIL



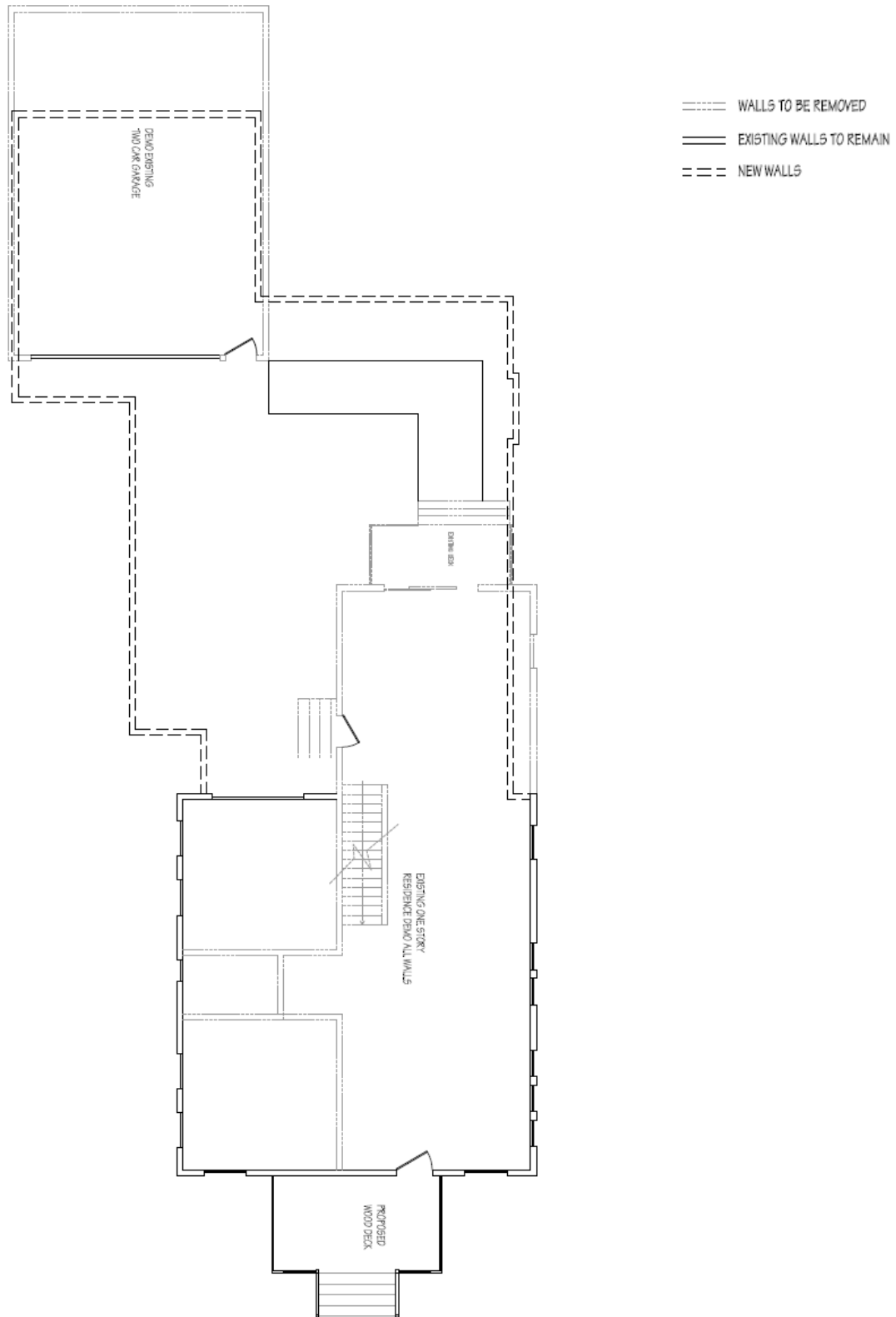
ONLINE ONLY

**Steves & Sons 36 in. x 80 in. Shaker 3 Lite
Stained Mahogany Wood Prehung Front Door**

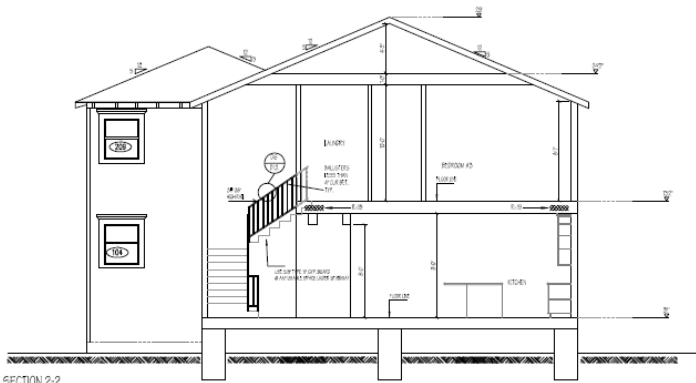
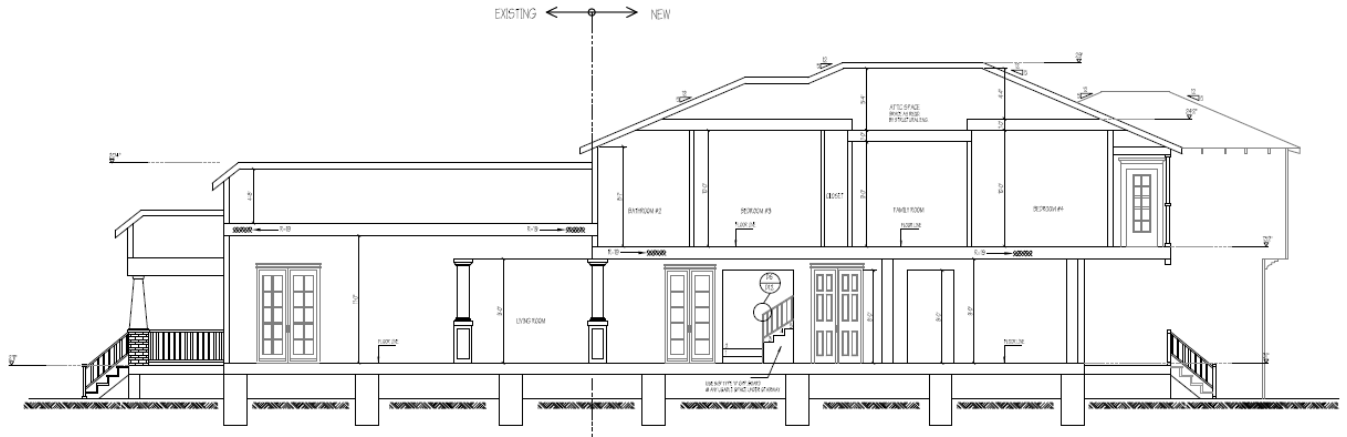
PORCH COLUMN DETAIL



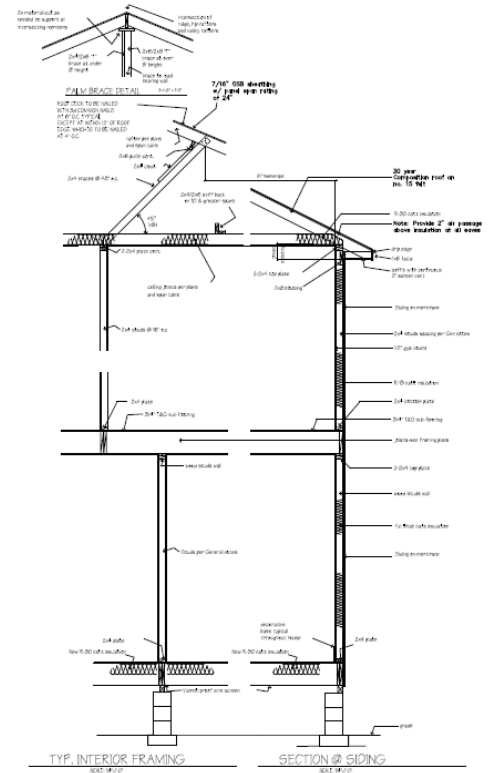
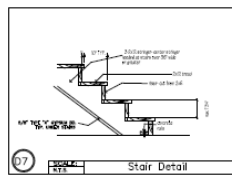
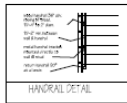
DEMOLITION PLAN



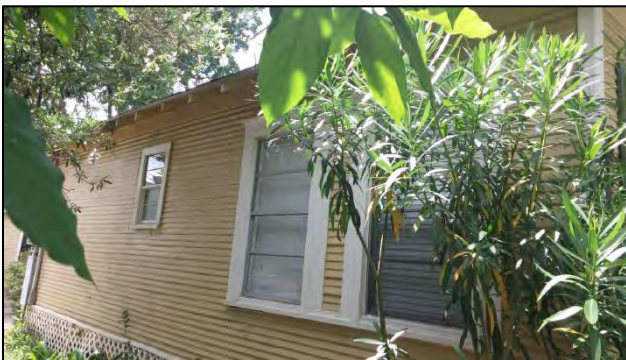
SECTION DRAWINGS



SECTION 2-2
SCALE: 1/8"=1'-0"



APPLICANT PHOTOS



PROJECT DETAILS

Shape/Mass: The existing residence has a width of 30'-5" and a depth of 32'-4". A 16'-11" wide by 17'-8" deep non-original addition extends from the northern portion of the rear. A 14'-5" wide and 8'-3" deep front porch is centered on the façade of the structure. The existing residence has a ridge height of 20'-4".

The non-original addition will be removed and replaced by a two-story rear addition. The addition will be inset 2'-0" along the entire north elevation where it will extend 42'-1" towards the rear to a 7'-6" deep porch that runs along the rear of the addition to the attached garage. A 5'-0" deep rear balcony will be located above this porch. The addition will be inset 2'-0" on the south elevation for 5'-6" feet where it will then extend back out towards the south 6'-0" and run 28'-1" towards the rear attached garage. The attached garage will again extend out towards 9'-11" towards the south property line. The attached garage will be 21'-0" wide and 24'-8" deep.

The existing porch floor will be rebuilt from wood at a height to better match the original finished floor. The existing porch dimensions of 14'-5" wide and 8'-3" deep will not be altered. The proposed new porch columns will consist of a 5'-9" tall brick pier topped by a 4'-11" tapered column. The tapered column will be 1'-6" at the base and 1'-0" at the top. See drawings for more detail.

Setbacks: The existing residence has a front (east) setback of 21'-8" (29'-11" to the front wall); a north side setback of 2'-8"; a south side setback of 16'-11"; and a rear (west) setback of 46'-11".

The setbacks of the existing structure are to remain. The proposed addition will maintain the existing front (east) setback of 21'-8" (29'-11" to the front wall); have a north side setback of 4'-8"; a south side setback of 3'-0"; and a rear (west) setback of 12'-0" to the rear of the garage and a setback of 20'-2" to the rear deck. See drawings for more detail.

Foundation: The existing residence features a pier and beam foundation with a finished floor height of 3'-1". The existing non-original front porch floor has a floor height of 1'-9".

The proposed addition will have a pier and beam foundation with a finished floor height of 3'-1" to match existing. The porch will be reconstructed to have a finished floor height to better match the existing residence. The proposed attached garage will have a concrete slab on grade foundation. See drawings for more detail.

Windows/Doors: The original windows have previously been removed and replaced with aluminum divided-lite and fixed pane windows. Many of the windows are flanked by narrow, non-original shutters. Several original window openings on the south elevation have been closed in and sided over. The residence currently features a non-original front door.

The non-original windows will be replaced with new 1-over-1 double-hung wood windows to match the original openings. The previously enclosed windows will be reopened and new 1-over-1 double-hung wood windows. The addition will also have 1-over-1 double-hung wood windows to match those that will be installed in the original house. A new Craftsman style wood door will replace the non-original front door. See window schedule and drawings for more detail.

Exterior Materials: The existing residence is clad in wood 117 siding. The existing wood 117 siding will be retained and repaired. The porch features decorative metal columns and the windows are flanked by shutters.

The addition will be clad in smooth cementitious lap siding. Vertical trim board will help delineate the addition from the original structure. The proposed porch columns will be comprised of a brick pier and a tapered wood column. The proposed steps will be made from wood. See drawings and photos for more detail.

Roof: The existing house features a clipped front gable with composition shingles. The existing roof has a pitch of 6:12 and an eave height of 11'-9". The front porch is topped by a clipped front gable with a pitch of 6:12 to match the main roof.

The proposed addition will have composition shingle hipped roof with a pitch of 5:12 and an eave height of 21'-2". See drawings for more detail.

Front Elevation: The existing front elevation features a centered partial front porch with a clipped front gable roof supported by two decorative metal columns. The front porch is flanked by fixed windows. Narrow shutter flank these windows. The front door is positioned to the north of center. Three steps lead to the porch floor with an additional two steps leading to the finished floor height. A small window flanked by shutters is centered in the main clipped front gable of the house. The profile of an existing dormer extends out to the south.

The non-original porch elements will be removed and replaced with elements more appropriate to the original design of the house. The decorative metal columns will be replaced with brick piers and tapered columns. The porch floor will be raised to better match the finished floor height. The non-original shutters will be removed and the non-original windows will be replaced with 1-over-1 wood windows. The front portion of the addition will be inset on both side from the original house before extending out to the south. The attached garage will extend even further to the south. Two windows will be installed in the front portion of the addition behind the original house. The attached garage portion will have one window on the first- and second floors. The addition will be topped by a hipped roof. See drawings for more detail.

Side Elevation: The existing south elevation features the profile of the front porch with its decorative metal columns to the east followed by a pair of windows and a single window. A non-original rear addition features a single door. No other fenestration is located on the south elevation.

The proposed south elevation features the new front porch profile with brick piers and tapered columns. To the west of the front porch is a part of windows followed by a single window and another two windows towards the rear. The non-original addition will be removed and replaced with a two-story addition. The first portion of the addition is inset. A single window will be located on the second-story. The second portion of the proposed addition will consist of three window on the first-story and six windows on the second-story. The attached garage will have a single window on the second-story and no additional fenestration. The second floor of the garage will overhang the first-story. The addition will be topped by a hipped roof. See drawings for more detail.

Side Elevation: The existing north elevation features the profile of the front porch with its decorative metal columns to the east followed by a group of three windows, a pair of windows and two additional windows towards the rear.

The proposed north elevation features the new front porch profile with brick piers and tapered columns. To the west of the front porch is a part of windows followed by a single window and another two windows towards the rear. The non-original addition will be removed and replaced with a two-story addition. The entire addition will be inset from the original house on the north elevation. Three windows will be installed on the first-story with five windows installed on the second-story. A door will provide access to a balcony that runs along the rear of the addition. The proposed attached garage will not feature any fenestration. The second floor of the garage will overhang the first-story. The addition will be topped by a hipped roof. See drawings for more detail.

Rear Elevation: The rear elevation of the residence and addition is not visible from the public Right-of-Way. See drawings for more detail.

ATTACHMENT A
PUBLIC COMMENT

From: Kent Marsh [REDACTED]
Sent: Tuesday, July 21, 2015 4:50 PM
To: DuCroz, Diana - PD
Subject: July Meeting HAHC - Comments Regarding the Houston Heights South Historic Distric CofA Applications

My comments regarding the applications for the HSHSD:

Agenda # 21 – 613 Arlington – I OBJECT to the granting of a Certificate of Appropriateness for this property. The proposed massing volume is not compatible with typical contributing structures in the district. The proposed addition is more than 2 times the volume of the existing historic structure and is proportionally out of scale.

Agenda # 22 – 802 Arlington – I SUPPORT the granting of a Certificate of Appropriateness for this property.

Agenda # 23 – 1016 Heights – I SUPPORT the granting of a Certificate of Appropriateness for this property.

Agenda # 24 – 1020 Columbia – I SUPPORT the granting of a Certificate of Appropriateness for this property.

Agenda # 25 – 939 Harvard – I OBJECT to the granting of a Certificate of Appropriateness for this property. The proposal includes removal of the existing historic structure and the resulting massing volume is not compatible with typical contributing structures in the district and is proportionally out of scale.

J. Kent Marsh, AICP CUD
Vice President



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